

**CITY OF SEATTLE**  
**SEPA ENVIRONMENTAL CHECKLIST**

**A. BACKGROUND**

1. Name of proposed project, if applicable:

**Detached Accessory Dwelling Unit Development Standard Recommendations and associated Ordinance amending the Seattle Land Use Code.**

2. Name of applicant:

**City of Seattle Department of Design, Construction, and Land Use**

3. Address and phone number of applicant and contact person:

**DCLU  
700 Fifth Ave  
Suite 2000  
Seattle, Washington 98104-5070**

**Contact: Jory Phillips, (206) 386-9761**

4. Date checklist prepared:

**June 25, 2003**

5. Agency requesting checklist:

**City of Seattle Department of Design, Construction, and Land Use (DCLU)**

6. Proposed timing or schedule (including phasing, if applicable):

- **Public Review of Draft Recommendations:**     **July 2003**
- **City Council Hearing:**     **August 2003**
- **City Council Vote:**     **December 2003**
- **Effective:**     **January 2004**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**Seattle's Land Use Code is subject to on-going amendments as necessary. The proposal includes development standard changes to which future individual development projects may be subject.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**The proposal includes development standard changes to which future individual development projects may be subject. This proposal responds to the following Comprehensive Plan Goals and Policies:**

#### **Land Use Goals**

**LG8 Accommodate the City's existing and future housing needs through maintenance of existing residential neighborhoods and the creation of new residential neighborhoods.**

**LG9 More efficiently use limited land resources.**

**LG14 Increase opportunities for detached single family dwellings attractive to many residents, including families with children.**

**LG15 Encourage development of ground-related housing types including townhouses, duplexes, triplexes, ground-related apartments, small cottages, accessory units and single family homes.**

#### **Housing Goals**

**G1. Accommodate a range of 50,000 to 60,000 additional households over the next 20 years.**

**G2. Maintain housing affordability over the life of this plan.**

**G4. Achieve a mix of housing types attractive and affordable to a diversity of ages, incomes, household types, household sizes, live/work situations and cultural backgrounds.**

**G7. Accommodate a variety of housing types that are attractive and affordable to potential buyers.**

#### **Related Neighborhood Plan Goals and Policies**

#### **Capitol Hill**

**CH-P12 Strive to preserve and provide a variety of housing types, including some single-family and other small scale dwellings.**

**CH-P13 Encourage a range of home ownership options for households with a broad spectrum of incomes.**

**CH-P14 Encourage the preservation of existing housing structures and the maintenance of properties.**

**CH-P15 Encourage the development of high quality new housing that blends with historic housing.**

**Central Area**

**CA-P21 Ameliorate the potential impacts of gentrification through a variety of affordable housing programs and techniques.**

**North Beacon Hill**

**NBH-P6 Support City housing initiatives such as the Mayor's Housing Agenda recommendations and housing demonstration projects for affordable housing through design innovations for Accessory Dwelling Units (ADUs) and Residential Small Lot (RSL) zoning.**

**Greenwood/Phinney**

**G/PR-P11 Support the development of Accessory Dwelling Units (ADUs) as a means to accommodate planned housing growth.**

**G/PR-P12 Encourage the maintenance of existing viable housing stock for affordable housing.**

**G/PR-P13 Support programs that allow existing owners and renters to stay in their homes.**

**G/PR-P14 Support the development of smaller affordable housing units.**

**University District**

**UC-P15 Employ a variety of housing types and development strategies to effectively provide for identified needs, including existing housing preservation, code enforcement, accessory units, new ground-related housing, and mixed-use midrise residential development.**

**Wallingford**

**W-P14 Encourage the development of Accessory Dwelling Units in the community as a housing affordability strategy.**

**The FEIS for the City of Seattle's Comprehensive Plan was released in March 1994 by the Planning Department.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**Single Family zones experience ongoing development, and there are typically several projects undergoing design, permitting, and/or environmental review at any given time in these zones.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Approval by Seattle City Council and Mayor.**

11. Give brief, complete description of your proposal, including the proposed uses and the site of the project. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The proposal is a non-project action that would also allow detached accessory units (detached ADUs) in Single Family zones. The proposal includes a change of development standards to allow detached ADUs, which have been written to minimize or negate the impacts relative to what existing standards allow. The proposal does not increase capacity or allowed lot coverage over existing development standards.**

**Accessory dwelling units are currently allowed in Single Family zones in Seattle. Additionally, detached accessory structures such as garages and sheds are allowed in Single Family zones.**

**For the purpose of meeting Comprehensive Plan goals and to encourage more housing opportunities and choices for Seattle residents, the proposal makes the following development standard changes for the Single Family zoning designation:**

**Minimum Lot Size: 3,000 square feet**

**Minimum Lot Width: 25 feet**

**Minimum Lot Depth: 70 feet**

**Maximum Lot Coverage (including main structure): 35%**

**Maximum Rear Yard Lot Coverage (for all accessory structures): 40%**

**Maximum Heights:**

Lot Width (feet)	Less than 30	30-35	36-40	41 or greater
Maximum Base Height (feet)	12	14	15	16
Maximum Roof Pitch Height (feet)	15	21	22	23
Maximum Shed or Butterfly Roof Pitch Height (feet)	15	18	19	20

**Maximum Detached ADU Gross Floor Area: 20% of the lot size, not to exceed 1,000 square feet including garage or storage area.**

**Minimum Detached ADU Side Yard Setback: 5 feet; 10 feet to street-facing lot line on reverse corner lots.**

**Minimum Detached ADU Rear Yard Setback: 5 feet; no setback when rear lot line is adjacent to alley, 12 feet from the alley centerline when a garage faces the alley.**

**Parking: 1 off-street space required detached ADU, with some exceptions for access issues and steep slopes.**

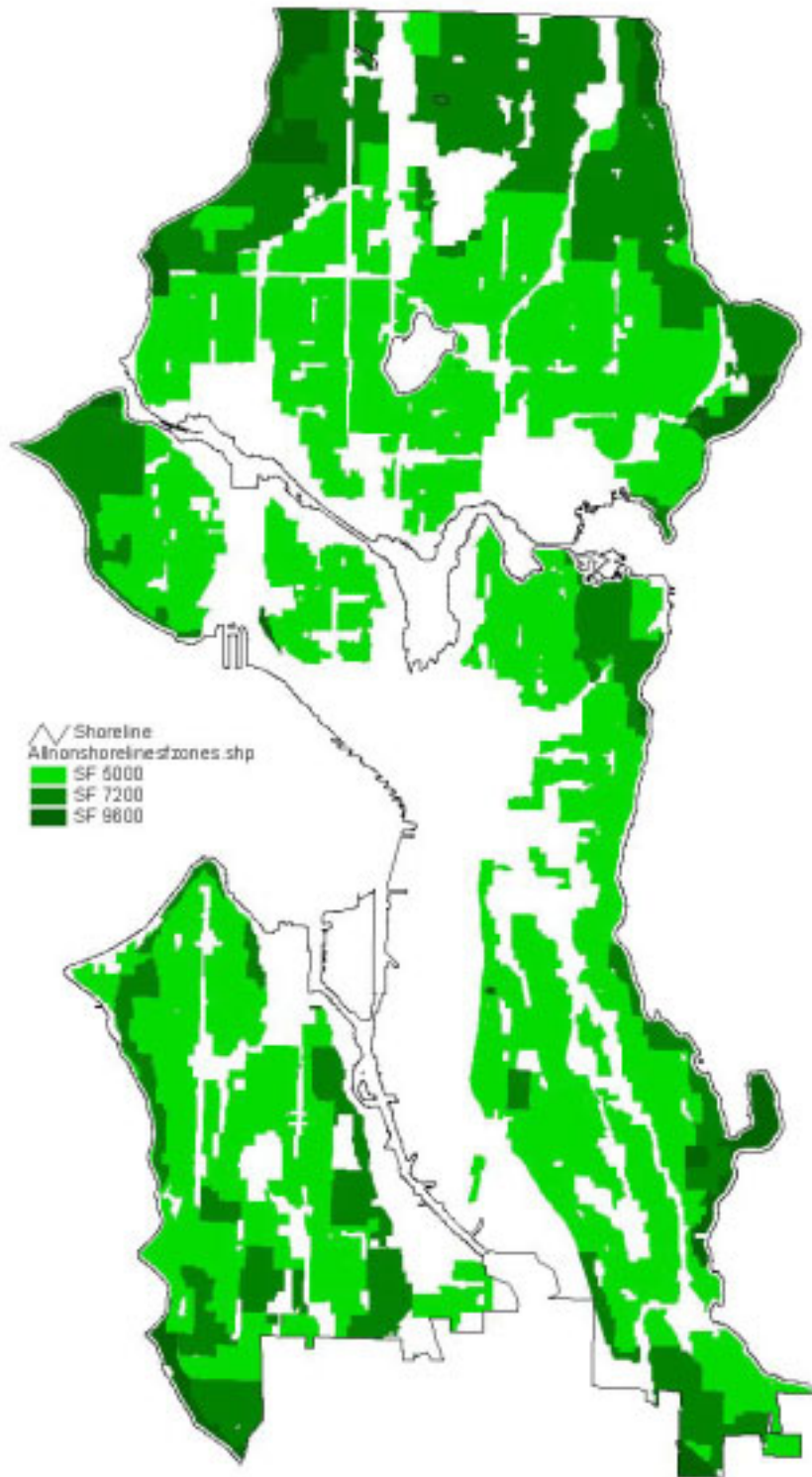
**Owner Occupancy: The owner of the lot must occupy either the primary residence or the detached ADU.**

**Conversion of Existing Structures: Existing structures built before October 1, 2003, may be converted to detached ADUs, so long as the extent of nonconformity is not increased.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The proposal would affect Single Family zoned parcels in Seattle that are over 3,000 square feet in size, 25 feet or greater in width, 70 feet or greater in depth, and are not in the shoreline or shoreline buffer. The locations of the zones the proposal would affect are shown on the attached map.**





**TO BE COMPLETED BY APPLICANT:**

**EVALUATION FOR  
AGENCY USE ONLY**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous,  
other: \_\_\_\_\_

**This proposal is a non-project action is not site-specific. Physical geography descriptions vary throughout Seattle. Individual projects that may utilize the provisions of this proposal will not typically be subject to environmental review. Projects within Environmentally Critical Areas will be subject to ground and drainage-related environmental review.**

- b. What is the steepest slope on the site (approximate percent slope)?

**This proposal is a non-project action is not site-specific. Some areas zoned for Single Family are Steep Slope-designated. Projects within these Environmentally Critical Areas will be subject to environmental review for steep slopes.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**This proposal is a non-project action is not site-specific. Soil types vary throughout Seattle.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**This proposal is a non-project action is not site-specific. Soil conditions can vary throughout Seattle. Projects within Environmentally Critical Areas will be subject to environmental review for unstable soils.**



- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**This proposal is a non-project action and does not involve construction activity. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. Individual projects that may utilize the provisions of this proposal will not typically be subject to environmental review.**

**The proposal does not increase capacity or allowed lot coverage over existing development standards. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of grading and filling at this stage. Projects within Environmentally Critical Areas will be subject to environmental review for erosion.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**This proposal is a non-project action and does not involve construction activity. The amount of clearing depends upon existing site conditions and usually is part of the site preparation. Individual projects that may utilize the provisions of this proposal will not typically be subject to environmental review.**

**The proposal does not increase capacity or allowed lot coverage over existing development standards. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of erosion at this stage. Projects within Environmentally Critical Areas will be subject to environmental review for erosion.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**This proposal is a non-project action and does not involve construction activity. The proposal does not increase capacity or allowed lot coverage over existing development standards. The amount of impervious surface coverage depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will not typically be subject to environmental review.**

**Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of impervious surfaces at this stage.**

**Projects within Environmentally Critical Areas will be subject to environmental review for impervious surfaces.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**This proposal is a non-project action and does not involve construction activity. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to the earth at this stage. Projects within Environmentally Critical Areas will be subject to environmental review for erosion.**

**The proposal does not increase capacity or allowed lot coverage over existing development standards. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of erosion impacts at this stage. Projects within Environmentally Critical Areas will be subject to environmental review. New construction will need to comply with the City's Stormwater, Grading & Drainage Control Ordinance and Environmentally Critical Areas Ordinance.**

**2. Air**

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**This proposal is a non-project action and does not involve construction or development activity. The proposal does not increase capacity or allowed lot coverage over existing development standards.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None are known.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of**

**this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control emissions or other impacts to air at this stage.**

**The proposed legislation will not change the mitigation requirements to control air emissions from a given development. At the regional level, these actions could potentially result in less automobile dependence, placing more homes and pedestrians within walking distance of neighborhood services and activities and transit.**

**3. Water**

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**This proposal is a non-project action and does not involve construction or development activity. Several streams are in the immediate vicinity (within 200 feet) of Single Family-zoned areas, including: Licton Springs, Little's, Pelly, Yesler, Lawton Park, Kiwanis Ravine, Inverness, Thornton (South, North, and Main Branch), Littlebrook, Victory, Longfellow, Pipers, Willow, as well as other streams without names. Water bodies within the immediate vicinity of Single Family-zoned areas include Bitter Lake, Green Lake, Elliot Bay, Lake Union, Puget Sound, Lake Washington, and the canal connecting the latter three.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**This proposal is a non-project action and does not involve construction or development activity.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**This proposal is a non-project action and does not involve construction or development activity. Projects within Environmentally Critical Areas will be subject to environmental review for surface water and wetlands. The proposed legislation is unlikely to affect the amount of fill or dredge required for site preparation as compared to that allowed under existing regulations.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**This proposal is a non-project action and does not involve construction or development activity. Projects within Environmentally Critical Areas will be subject to environmental review for surface water and wetlands.**

**Development regulation changes in the proposed legislation are unlikely to affect the need to withdraw or divert surface water as part of the site development for an individual project.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**This proposal is a non-project action, is not site specific, and does not involve construction or development activity. A very small percentage of land zoned Single Family in Seattle is flood prone or lies within a 100-year floodplain; these areas are near the Northgate Urban Center, the North Neighborhoods Hub Urban Village, and the Lake City neighborhood, near Carkeek Park in northwest Seattle, and in southwest Seattle near Delridge and South Park.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**This proposal is a non-project action and does not involve construction or development activity, and the area does not contain surface water bodies. Individual projects that may utilize the provisions of this proposal will not typically be subject to environmental review. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls.**

**Development regulation changes in the proposed legislation are unlikely to result in the discharge of waste materials to surface waters as part of the site development for an individual project.**

- b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**This proposal is a non-project action and does not involve construction or development activity. Projects within Environmentally Critical Areas will be**

**subject to environmental review for drainage. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls.**

**Development regulation changes in the proposed legislation are unlikely to result in the withdrawal of or discharge to ground water as part of the site development for an individual project.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**The proposal is a non-project action and does not involve construction or development activity. The proposal does not increase capacity or allowed lot coverage over existing development standards. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and the City's stormwater and drainage requirements.**

**Almost all of Seattle's single family-zoned areas are served by sewer mains. The proposed legislation will not change existing regulations on septic tanks or waste material discharge.**

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**This proposal is a non-project action and does not involve construction or development activity. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will not typically be subject to environmental review, but would be subject to the City's stormwater and drainage requirements. Future development projects will need to include adequate storm sewer connection and capacity.**

**The proposal does not increase capacity or allowed lot coverage over existing development standards. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of runoff and waterflow at this stage. Projects within Environmentally Critical Areas will be subject to environmental review for drainage.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements. Future development projects are required to include adequate sanitary sewer capacity and stormwater controls.**

- d. Proposed measures to reduce or control surface, ground, or runoff water impacts, if any:

**This proposal is a non-project action and does not involve construction or development activity. The proposal does not increase capacity or allowed lot coverage over existing development standards.**

**Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control surface, ground, or runoff water impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review). New construction will need to comply with the City's Stormwater, Grading & Drainage Control Ordinance and provide for mitigation of erosion, if required.**

#### **4. Plants**

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☒ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation

**The proposal is a non-project action and is not site-specific. In general, single family-zoned areas can be characterized by deciduous trees, evergreen trees, shrubs, various groundcovers, grass, and other types of vegetation including landscape plantings.**

- b. What kind and amount of vegetation will be removed or altered?

**The proposal is a non-project action and does not involve construction or development activity. The amount of vegetation removal depends upon existing site conditions and project-specific site design. Individual development projects that may utilize the proposed legislation's zoning and development regulation changes will not typically be subject to environmental review. Projects will be subject to the Significant Trees Ordinance.**

**The proposal does not increase capacity or allowed lot coverage over existing development standards. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of impacts to vegetation at this stage.**

- c. List threatened or endangered species known to be on or near the site.

**The proposal is a non-project action and is not site-specific. Individual development sites have not been determined. Salmon may inhabit any of the streams or bodies of water listed in part 3.a.1. of this checklist.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**The proposal is a non-project action and is not site-specific. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage.**

## **5. Animals**

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

**The proposal is a non-project action and is not site-specific. Birds observed in these areas include hawk, eagle, heron, songbirds, crow, starling, seagulls, pigeons, and other birds. Mammals observed include the opossum, squirrels, raccoons, other small rodents, feral cats, and household pets. Salmon, trout,**

**frogs, and other aquatic animals may inhabit streams or bodies of water listed in part 3.a.1. of this checklist.**

- b. List any threatened or endangered species known to be on or near the site.

**The proposal is a non-project action and is not site-specific. Individual development sites have not been determined. Salmon may inhabit any of the streams or bodies of water listed in part 3.a.1. of this checklist.**

- c. Is the site part of a migration route? If so, explain.

**The proposal is a non-project action and is not site-specific. The area is not part of a known migration route.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to preserve or enhance wildlife at this stage.**

**6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**The proposal is a non-project action and does not involve construction or development activity. Individual development projects that utilize the proposed legislation's zoning and development regulation changes will typically fall below environmental thresholds for review.**

**Future development projects that may use the proposed legislation's development regulation changes are unlikely to require different types of energy sources under the new provisions than under the existing provisions. The area is served by electric and natural gas utilities. New development is likely to use these sources of energy.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**The proposal is a non-project action and does not involve construction or development activity. Individual development projects that utilize the**



**proposed legislation's zoning and development regulation changes will typically fall below environmental thresholds for review.**

**The proposal does not increase capacity or allowed lot coverage over existing development standards. The proposal does, however, increase the allowed height of accessory structures from 12 feet plus a 3-foot roof pitch to up to 16 feet plus a 7-foot roof pitch, depending on the size and width of the lot. Development standards for this proposal have been written to ensure shorter structure heights for detached ADUs on smaller lots, helping to ensure that shadow and solar access impacts on adjacent lots is minimal. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of impacts to adjacent properties at this stage.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage. Such projects will not typically be subject to environmental review but will need to meet the City's energy code requirements.**

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**This proposal is a non-project action and does not involve construction or development activity. Development regulation changes in the proposed legislation are unlikely result in environmental health hazards as part of the site development for an individual project.**

- 1) Describe special emergency services that might be required.

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of special emergency services required at this stage. Such projects will typically not be subject to project-specific environmental review, but will need to meet the City's concurrency requirements for public services infrastructure.**

**The proposal does not increase capacity or allowed lot coverage over existing development standards. The amount of potential residential growth is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. In general, emergency service providers including the Fire and Police Departments will review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs.**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?

**This proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of the extent that traffic and other noise typical of urban area affects a given development project. Such projects will typically fall below environmental thresholds for review.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from site.

**This proposal is a non-project action and does not involve construction activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will not typically be subject to project-specific environmental review.**

**The proposal does not increase capacity or allowed lot coverage over existing development standards, although it may tend to encourage additional development, with the potential to increase noise levels during construction.**

- 3) Proposed measures to reduce or control noise impacts, if any:

**This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will not typically be subject to project-specific environmental review.**

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

**This proposal is a non-project action and is not site-specific. Areas that are zoned single family are predominately comprised of single family residential uses. These uses are sometimes adjacent to higher density multifamily, commercial, and mixed uses, as well as lower density multifamily and single family uses.**

- b. Has the site been used for agriculture? If so, describe.

**This proposal is a non-project action and is not site-specific. No single family-zoned areas are known to be used for agriculture with the exception of Seattle P-Patches, which are small, community-run common gardens.**

- c. Describe any structures on the site.

**This proposal is a non-project action and is not site-specific. Single family detached structures, sometimes with detached garages or storage sheds, are typically found in areas zoned single family.**

- d. Will any structures be demolished? If so, what?

**The proposal is a non-project action and does not involve demolition activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of demolition impacts at this stage.**

- e. What is the current zoning classification of the site?

**This proposal is a non-project action and is not site-specific. The proposal will affect all areas zoned single family, including SF 5000, SF 7200, and SF 9600.**

- f. What is the current comprehensive plan designation of the site?

**The Seattle Comprehensive Plan goals for Single Family-zoned areas are:**

**LG40 Preserve and protect areas, that are currently in predominantly single-family residential use and are large enough to maintain the sense of a low-density residential environment, as single-family neighborhoods.**

**LG41 Preserve the character of single-family residential areas and discourage the demolition of single-family residences and displacement of residents, in a way that encourages rehabilitation and provides housing opportunities throughout the City. The character of single-family areas includes the use, development and density characteristics. LG42 Accommodate diversity in housing opportunities, including low cost subsidized housing, within single-family residential areas.**

**The Seattle Comprehensive Plan includes also includes several policies for single family areas. They include:**

**Policies**

**L56 Designate as single-family residential areas those areas that are predominantly developed with singlefamily structures and are large enough to maintain a low-density development pattern.**

**L57 Permit upzones of land designated single-family (including the RSL zone) and meeting single-family rezone criteria, only when all of the following conditions are met:**

- a. The land is within an urban village boundary that has been provided for in a Neighborhood Plan adopted by the City Council;**
- b. The rezone is provided for in a neighborhood plan adopted by the City Council;**
- c. The site is within a five-minute walk or within five blocks of a designated principal commercial street in the urban village;**

d. The quantity of such upzones does not exceed on a cumulative basis the quantity of land permitted in Land Use Element Appendix C;

e. The rezone is to the RSL, LDT, or L1 zone designations; or if the rezone site is contiguous to an urban village commercial area to an NC 30'/L1, or L1/RC designation; or if the rezone is within the areas on Map P-1 of the North Beacon Hill Neighborhood Plan, up to and including NC2/R-40; and

f. The rezone procedures are followed.

**B. Outside of urban villages, permit upzones of land designated single family (including the RSL zone) and meeting single-family rezone criteria, only when all of the following conditions are met:**

a. The rezone is to the LDT zone;

b. The rezone is specifically approved in a neighborhood plan adopted by the City Council, that was developed for a planning area that does not contain an urban village, and has been included in a City sponsored neighborhood planning program because of the presence of at least one distressed area; and

c. The rezone is within one-quarter mile of a designated neighborhood anchor that meets Land Use Code standards for an underdeveloped commercial area and has a customer base limited by physical barriers.

g. If applicable, what is the current shoreline master program designation of the site?

**The proposal is a non-project action and is not site-specific. It would not be applicable in sites with shoreline master program designations.**

h. Has any part of the site been classified as an "environmentally critical" area? If so, specify.

**The proposal is a non-project action and is not site-specific. Outside of the shoreline area, around 26,400 parcels zoned single family that are likely eligible for detached ADUs intersect an ECA designation, including flood prone areas, wetlands, riparian corridors, new potential slide areas, new**

**known slide areas, as well as steep slopes, which comprise the majority of ECA-designated areas. This is about 22% of non-shoreline single family parcels**

- i. Approximately how many people would reside or work in the completed project?

**The proposal does not increase capacity or allowed lot coverage over existing development standards. The legislation is intended to implement the Comprehensive Plan by encouraging more housing choices and options for residents throughout Seattle. Seattle already allows attached ADUs, and the proposal does not increase capacity or allowed lot coverage over existing development standards.**

- j. Approximately how many people would the completed project displace?

**The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of displacements at this stage.**

- k. Proposed measures to avoid or reduce displacement impacts, if any:

**The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of measures to avoid or reduce displacements at this stage. Such projects will be subject to existing City, State, and Federal requirements for mitigating housing impacts, if any.**

- l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:

**The proposal does not increase capacity or allowed lot coverage over existing development standards. The legislation is intended to further implement the Comprehensive Plan by encouraging more housing choices and options for residents throughout Seattle, consistent with the goals and policies listed in B.8.f. Seattle already allows attached ADUs, and the proposal does not increase capacity or allowed lot coverage over existing development standards.**

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**This proposal is a non-project action, and does not increase capacity or allowed lot coverage over existing development standards. The legislation is intended to implement the Comprehensive Plan by encouraging more housing choices and options for residents throughout Seattle. Seattle already allows attached ADUs, and the proposal does not increase capacity or allowed lot coverage over existing development standards. The proposal could tend to encourage more ADUs in Single Family zones, however, and an average of 54 additional units is estimated per year.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**This proposal is a non-project action and does not include any construction or development activity. A net loss in housing capacity is not expected as a result of this proposal; the likely overall effect of these recommended development standards changes would be a net increase in housing units. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of specific housing impacts or income-level at this stage.**

- c. Proposed measures to reduce or control housing impacts, if any:

**This proposal is a non-project action and does not include any construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control housing impacts at this stage.**

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**The proposal is a non-project action and does not include any construction or development activity. The proposal would allow for a detached structure to be up to 16 feet tall with 7 feet of roof pitch, depending on the width of the lot. Existing standards allow accessory structures up to 12 feet high with 3 feet of roof pitch.**

- b. What views in the immediate vicinity would be altered or obstructed?

**The proposal does not increase capacity or allowed lot coverage over existing development standards. To the extent that proposed development standards increase allowed height of accessory structures and the overall bulk of accessory structures over existing development standards, more intensive construction and development could result. In some cases, views could be blocked or obstructed beyond existing standards for accessory structures. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of view alteration at this stage.**

**Individual development projects that utilize the proposed legislation's zoning and development regulation changes will typically fall below environmental thresholds for review. Those within Environmental Critical Areas will be subject to environmental review for aesthetic impacts.**

c. Proposed measures to reduce or control aesthetic impacts, if any:

**The proposal uses standards that specifically limit the bulk and height of new projects based on the size and width of the lots they are built on. Because the proposal does not involve any construction or development activities, more specific measures are not practicable at this stage. New construction will need to comply with development standards in the City's Land Use Code.**

## **11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Projects and development that utilize the proposed legislation's development regulation changes may produce light from windows, outdoor path lighting, or automobile headlights at night. Automobile windows may produce glare on sunny days. However, the proposal does not increase capacity or allowed lot coverage over existing development standards, and light and glare would not likely be produced to an extent greater than that already allowed.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

**Please see (B)(11)(a).**

c. What existing off-site sources of light or glare may affect your proposal?



**This proposal is a non-project legislative action and would not be affected by off-site sources of light or glare. Sources of light and glare are present in and near most single family areas, and include adjacent and nearby commercial uses, automobile headlights on roadways, roadway lighting, and in some more seldom-found cases, parking lot and playing field lighting.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control light and glare impacts at this stage.**

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**The proposal is a non-project action and is not site-specific. Recreational opportunities, including many parks, community centers, and swimming pools, can generally be found within or near areas zoned single family throughout Seattle.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No. The proposal does not include any construction or development activity and would not displace and existing recreational uses. It is unlikely that individual development projects that utilize the proposed legislation's development standards would displace existing recreational uses.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**The proposal is a non-project action and does not involve construction or development activity. Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control impacts on recreation at this stage.**

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**The proposal is a non-project action and is not site-specific. In the affected Single Family zones there are 70 registered historic landmarks, including the following:**

<b>Name</b>	<b>Address</b>
Old Firehouse #33	10235 62nd Ave S
Hainsworth/Gordon House	2657 37th Ave SW
*Gatewood School	4320 SW Myrtle St
Thompson/LaTurner House	3119 S Day St
*Franklin High School	3013 S Mount Baker Blvd
Kraus/Andersson House	2812 Mount St Helens Pl S
Cotterill House	2501 Westview Dr W
Handschy/Kistler House	2433 9th Ave W
Ramsing House	540 NE 80th St
Boyer/Lambert House	1617 Boyer Ave E
Hebrew Academy/Old Forest Ridge Convent and Site	1617 Interlaken Dr E
Samuel Hyde House	3726 E Madison St
Ellsworth Storey House #1	260 Dorffel Dr E
Brehm Brothers House #2	221 36th Ave E
*Seattle Art Museum at Volunteer Park	1400 E Prospect St
Parker-Fersen House	1409 E Prospect St
Moore Mansion	811 14th Ave E
Brace/Moriarty House	170 Prospect St
Twenty-third Ave Houses Group	820 23rd Ave
Charles Bussell House (Eman/Jacobsen)	1630 36th Ave
	E Interlaken Blvd / Delmar
*Lake Washington Bicycle Path	Dr E
*Queen Anne Boulevard	XXXXXX
	15th Ave NE / Cowen Pl
Cowan Park Bridge	NE
20th Ave NE Bridge	NE 62nd St / 20th Ave NE
Arboretum Aqueduct	Lake Washington Blvd
	SW Admiral Way / SW
Schmitz Park Bridge	Stevens St
Hiawatha Playfield	2700 California Ave SW
*West Seattle High School	4075 SW Stevens St
*Queen Anne Boulevard	XXXXXX
Norvell House	3306 NW 71st St
*Nathan Eckstein Junior High School	3003 NE 75th St
Good Shepherd Center	4647 Sunnyside Ave N
*Latona School	401 NE 42nd St
N Queen Anne Dr Bridge	Queen Anne Dr / Warren

*Hay School	Ave N
Harvard Mansion	2100 4th Ave N
P.P. Ferry House/Old Deanery of St Mark's Cathedral	2706 Harvard Ave E
St Nicholas/Lakeside School	1531 10th Ave E
Stuart/Balcom House	1501 10th Ave E
C. H. Black House / Gardens	619 W Comstock St
Parsons/Gerrard House	615 W Lee St
Bowen/Huston Bungalow	618 W Highland Dr
McFee/Klockzien House	715 W Prospect St
Bower/Bystrom House	524 W Highland Dr
*Stevens School	1022 Summit Ave E
*St Joseph's Church	1242 18th Ave E
Brehm Brothers House #1	732 18th Ave E
Epiphany Chapel	219 36th Ave E
Myron Ogden House	3719 E Denny Way
Ellsworth Storey Historic Cottages Group #2	702 35th Ave
	1727 36th Ave S
Ellsworth Storey Historic Cottages Group #1	1710 Lake Washington Blvd S
University Presbyterian Church "Inn"	4555 - 16th Ave NE
Satterlee House	4866 Beach Drive SW
Fauntleroy Community Church and YMCA	9260 California Ave SW
*Kubota Gardens	9727 Renton Ave S
Concord Elementary School	723 S Concord St
Dunlap Elementary School	8621 48th Av S
Coe Elementary School	2433 6th Av W
Emerson Elementary School	9709 60th Ave S
Bryant Elementary School	3400 NE 60th St
Parsons Memorial Garden	618 W Highland Dr
West Queen Anne Walls	8th Pl W / 7th Ave W
Magnolia Library	2801 34th Av W
Rosen House	9017 Loyal Av NW
Queen Anne Library	400 W Garfield St
Madison Middle School	3429 45th Av SW
Volunteer Park Conservatory	1400 E Galer St
Roosevelt High School	1410 NE 66th St
Cheasty Boulevard South	Cheasty Blvd S Ord 25148
	5900 Lake Washington Blvd S
Seward Park Inn/Annex	

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

See (B)(13)(a) above.

- c. Proposed measures to reduce or control impacts, if any:

**The proposal is a non-project action and is not site-specific and does not include any construction or development activity. Individual development projects that utilize the proposed legislation's development regulation changes will be subject to the City's existing requirements for Certificates of Approval from the Landmarks Preservation Board, and associated regulations. As the proposal does not involve any construction or development activity, no more specific measures are practicable at this stage.**

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

**This proposal is a non-project action and is not site-specific and does not include and construction of development activity. Single-family zoned areas are served by a variety of public streets, arterials, and highways.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**This proposal is a non-project action and is not site-specific. Most areas zoned single family are regularly served by a variety of King County Metro routes.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**To the extent that development capacity is increased by this proposal, future development will be required to meet the applicable parking requirements under the existing code. Projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of parking impacts at this stage.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**This proposal is a non-project action and does not include any construction or development activity. The proposal does not increase capacity beyond existing development standards, and the amount of new housing that could potentially be allowed as a result falls within that provided for in the Comprehensive Plan.**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**The proposal is a non-project action and is not site-specific. LINK light rail and the Monorail's green line will eventually serve a variety of single-family neighborhoods in southeast, northwest, and southwest Seattle.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**This proposal is a non-project action and does not involve construction or development activity. It also does not increase capacity over existing development standards, and the amount of new housing and resultant vehicle trips that could potentially be allowed as a result falls well within that provided for in the Comprehensive Plan.**

- g. Proposed measures to reduce or control transportation impacts, if any.

**This proposal is a non-project action and does not involve construction or development activity. Projects and development that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control transportation impacts at this stage.**

## **15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**This proposal is a non-project action and does not involve development activity. Individual development projects that utilize the proposed legislation's development regulation changes will typically not be subject to environmental review.**

**The proposal does not increase the allowed capacity in Single Family zones relative to existing regulations.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Please see (B)(15)(a) above.

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

**Single family-zoned areas are extensively developed and are served by all the utilities listed above (including septic systems in a few instances). Other utilities available include cable television and internet access.**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in immediate vicinity which might be needed.

**This proposal is a non-project action and does not involve development activity.**

**The proposal does not increase the allowed capacity in Single Family zones relative to existing regulations. In general, utility providers, including SCL, SPU, Washington Natural Gas, Qwest, and other utilities regularly review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs.**

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Jory Phillips

Senior Land Use Planner

Department of Design, Construction and Land Use

Date submitted: \_\_\_\_\_

This checklist was reviewed by:

\_\_\_\_\_  
Land Use Planner

Department of Design, Construction and Land Use

Any comments or changes made by the Department are entered in the body of the checklist and contain the initials of the reviewer.

\_\_\_\_\_

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(Do not use this sheet for project actions)

(summarize or build upon the types of statements suggested in the previous sections)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**Enactment of the proposed development standard changes is unlikely to substantially increase the likelihood of water, air or other types of pollution in the area. The proposed changes will not result in development that differs substantially in these regards from that allowed under the existing code or development that currently exists in areas zoned with these designations.**

Proposed measures to avoid or reduce such increases are:

**None are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity. The City and other regulatory agencies have regulations designed to protect against these types of impacts, and the potential for increases in developable space are not uniform enough to warrant general measures.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

**Enactment of the proposed Land Use Code amendment is unlikely to affect plants, animals, fish, or marine life. The area is primarily developed and single family in character. The development that could occur under the proposed legislation does not differ substantially from that allowed under the existing code. The proposal does not include relaxation of existing protections to plants, animals, fish or marine life.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**None are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity, and because the potential**



**for increases in developable space attributable to this proposed legislation are not uniform enough to warrant general measures. The City and other regulatory agencies have existing regulations to protect these resources.**

3. How would the proposal be likely to deplete energy or natural resources?

**The proposal does not increase the amount of developable space, or the number of dwelling units beyond what existing regulations allow. Further, because future development that might use the provisions of this proposed legislation is expected to meet the City's energy code, enactment of the proposed Land Use Code amendment is unlikely to deplete energy or natural resources.**

Proposed measures to protect or conserve energy and natural resources are:

**None are proposed beyond existing regulations at this time because the proposal does not involve any construction or development activity, and because the potential for increases in developable space attributable to this proposed legislation are not uniform enough to warrant general measures. The City and other regulatory agencies have existing regulations to protect these resources.**

4. How would the proposal be likely to use or affect environmentally critical areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**The proposal is unlikely to affect environmentally critical areas or endangered species habitats beyond what existing development standards for the Single Family zoning designation allow.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**Existing lot coverage and rear yard lot coverage standards will be maintained. No other measures are proposed as the proposal does not involve any construction or development activity, and the potential for increases in developable space attributable to this proposed legislation are not uniform enough to warrant further measures. The City and other regulatory agencies have existing regulations to protect these resources.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**The proposal is intended to further implement Seattle's Comprehensive Plan goals and policies for land use, housing, as well as the goals and policies of several neighborhood plans. It will not change existing land uses.**

**No uses will become non-conforming under this proposal, and the proposal will not allow detached ADUs within the Shoreline District (shorelines or areas within the shoreline buffer).**

Proposed measures to avoid or reduce shoreline and land use impacts are:

**No other measures are proposed as the proposal does not increase shoreline or land use impacts beyond what current regulations allow, nor does it involve any construction or development activity, and the potential for increases in developable space attributable to this proposed legislation are not uniform enough to warrant further measures. The City and other regulatory agencies have existing regulations to protect these resources.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**The proposed legislation does not allow additional residential units beyond that allowed for existing zoning. This amount allowed is within the levels identified in the City of Seattle Comprehensive Plan for Transportation, Utilities and Capital Facilities.**

Proposed measures to reduce or respond to such demand(s) are:

**In general, providers of utilities and public services, including fire protection, police protection, health care, schools regularly review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs.**

**Individual development projects that utilize the proposed legislation's development regulation changes will be subject to environmental review (if they meet or exceed thresholds for environmental review), and would need to meet the City's concurrency requirements for transportation, utilities, and public services infrastructure. As the proposal does not involve any construction or development activity, no more specific measures are practicable at this stage.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**No conflicts are anticipated.**